United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form
See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

historic Hilton Hotel

and or common Plaza Hotel

2. Location

street & number 1933 Main Street

city, town Dallas

state Texas code 048 county Dallas code 113

3. Classification

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4. Owner of Property

name Dallas Plaza Partners

street & number 1 Montgomery Street, Suite 2250

city, town San Francisco

state California code 94104

5. Location of Legal Description

courthouse, registry of deeds, etc. Dallas County Courthouse

6. Representation in Existing Surveys

| (1) Cultural Resource Inventory of the Central Business District |
| (2) Historic Sites Inventory |
| has this property been determined eligible? yes X no |
| date (1) 1980 (2) 1985 |
| federal (2) state county (1) local |
| depository for survey records (1) Dallas County Historic Preservation League (2) Texas Historical Commission |
| city, town (1) Dallas (2) Austin |

state Texas
7. Description

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Describe the present and original (if known) physical appearance

The Plaza Hotel is a 14-story, reinforced-concrete and masonry structure which exhibits Beaux Arts influence in its detailing. The hotel is conspicuously located on the highest point in downtown Dallas, on a gentle prominence. The building is currently undergoing exterior and interior restoration.

The Hilton (Plaza) Hotel is located in downtown Dallas on the northwest corner of Main and Harwood streets. Its main facade faces east, away from the major business houses toward Harwood, while the secondary facade faces south on Main. The hotel is located across the street from the elegant old Municipal Building (1915), and together they anchor the historic buildings on the upper end of Main Street. The Plaza was the tallest building on the east end of that street when it was built. Although today surrounded by modern skyscrapers, it is still taller than its nearest neighbors.

The hotel is a masonry-clad highrise building, with basement and 14 stories, supported by a reinforced-concrete frame. Its horseshoe plan features two massive towers projecting toward Harwood Street, forming an open court between them. Capped with flat roofs and parapet, the towers are prominently tied together on the main facade with a frontispiece entrance at street level and an elaborate bridge at the 10th level. The ornate detailing, intact and in excellent condition, recalls Beaux Arts forms and is executed largely in terra-cotta. Granite, cast-iron and wrought-iron detailing also occur. Belt courses divide the building into four sections: a basecourse, shaft, cornice, and attic story.

The drama of the main facade results from its massing, deeply projecting and receding planes, fertile ornament, and an unusually narrow light-court. The prominent frontispiece entrance, centered in the 9-bay composition, rises three floors and ties together the two towers at the base. The entrance is framed by paired, fluted pilasters resting on stone bases and capped with modified Corinthian capitals. Terminating at horizontal panels ornamented with crests and garlands, the pilasters are accented with spiral colonnettes. The arch contains new glass doors in metal frames below an ornamental frieze and grille of cast iron. Four cast-iron columns frame three windows which let into the auditorium at the second level. At the keystone of the arch is located a scroll bracket flanked by spandrels with foliate designs. A cornice separates the arch both from a balcony with turned balusters and an arcade composed of three round-headed openings. Perched atop the arcade is an acroterion with giant scallop.

Flanking the frontispiece entrance are the four-bay towers. New glass door and windows in metal frames now fill the original window and door openings at street level. Transoms are covered with panels which appear to date from the 1950s.

Fenestration of the main, as well as the south, elevation was originally double-hung sash with 6/6 lights. All windows of those elevations have been replaced with 1950s fixed windows with lower sliding sections, framed in metal.

Windows of the second level are ornamented with horizontal panels of terra-cotta exhibiting foliate designs in the high relief. A belt course at the third level divides the base course of the building from the shaft. Fenestration of the shaft, comprising levels 3 through 10, is identical and unadorned.
Equal in prominence to the frontispiece entrance is a large, elaborate, bridge arching between the towers at the 10th through 12th levels. It is composed of an exuberant complex arch resting on substantial brackets and an arcade of three flat arches which support a balcony with turned balusters. Two pilasters rise through the arcade and balcony to terminate in elephantine urns draped in garlands. The smooth surfaces of the bridge contrast sharply with the massive sculptural components and enhance both its elegance and visibility from below. Belt courses occur at the 11th and 12th levels and mark the division between shaft and cornice of the building.

Fenestration of the cornice and attic story is more elaborate than that of the lower floors. Windows of the outer bays of the towers receive heavy balconies and are surmounted by horizontal panels of cast, ornamented, iron while pilasters with Corinthian capitals separate the inner bays. A heavy belt course at the 14th level announces the attic story. Windows there bear a cornice with geometric ornament and terra-cotta panels in very high relief.

The parapet of the roof is trimmed with terra-cotta copings. The main facade is conspicuously marked with twin iron fire escapes zigzagging up the center of each tower and obscuring some of their detailing. Although the fire escapes date from the building's construction, they apparently were not part of the original plans, and show later modifications.

The secondary facade faces south on Main Street and is less ornamented than the primary facade. The belt courses continue through this elevation. The dominant feature is the single entrance centered on the seven-bay facade at street level. Like the main entrance and bridge, it is elaborately detailed with ornamentation executed largely in terra-cotta. Single fluted pilasters with Corinthian capitals frame the round-arch entry, and rise to square panels and large inward-facing scrolls which bear the upper section of the enframement. Modern metal and glass doors have been installed in the lower half of the arch while a single large pane of glass exists above. Blueprints of the original drawings and early photographs show that a cast-iron transom and grille formerly occupied this space, while a glass door and brass kick plate framed in cast iron occupied the lower section. The granite sill of the entryway is still intact.

A window with cornice surmounted by an ornamental panel marks the upper part of the enframement; the window gives onto a balcony of wrought iron. Unadorned pilasters with Corinthian capitals frame the window and terminate at the cornice.

The secondary entrance is flanked by three openings which, like those of the main facade, once held canopied display windows with transoms and doors. They are now filled with modern plate-glass windows and doors. The openings of the east end are covered over with brick, while vinyl panels obscure the transoms.

Over the windows of the second story are repeated the ornamental panels of cast iron. Rising to the 13th level, windows of the outer bays there carry large ornamental balconies and are crowned with broken pediments. Recessed between paired pilasters, windows of the inner bays are topped with cast-iron panels and screened with smaller balconies. The attic story is identical to that of the main elevation.
The north and west elevations of the building are virtually unadorned. Common rather than facing brick sheathes their surfaces. The north elevation is divided into seven bays with paired windows in each of the five rear bays and single windows in the two forward bays. Fenestration is original double-hung 2/2 sash with plain sills. No windows occur on the west elevation below the third level, and those of the 4th through 11th levels are now obscured by the abutting Joske's store.

The interior of the Plaza Hotel is divided between public, administrative, mechanical and service spaces of the lower floors and guest rooms on the second through 14th levels. The first floor is given to a small lobby, two vestibules at the south and east entrances, night club, dining room, registration area and administrative office. The second level contains more office space, a meeting room and guest rooms. The lobby is the most interesting space of the first floor. Access from Harwood leads through a vestibule with marble wainscoting into the somewhat narrow, single-story, rectangular lobby. Two ranges of massive piers with three arches between run east-west and divide this space from auxiliary areas to the north and south. A single, wider, arch spans the two piers at the east end and divides the main vestibule from the lobby. The ceiling exhibits plaster beams between three large, heavily moulded coffers. New lighting fixtures, wall coverings, and carpeting exist throughout the public and guest levels.

The most noteworthy space of the second floor is the meeting room situated above the ground-floor lobby. It, too, features two ranges of massive piers, but without arches. Other spaces on the second floor are given to offices on the south, and guest rooms on the north.

Most of the spaces of the first floor appear to follow the original layout and to function similarly as well. However, ground-floor public spaces have lost most of their finishes. The hotel office south of the registration desk once featured marble and walnut. The coffee shop was finished with walnut woodwork, pyroflash flooring, a black marble counter, black onyx furniture, and a red-and-black color scheme. The dining room featured a tile floor and marble base below plastered walls. None of these elements is visible today, although spatial relationships remain.

The major interior change involves the lobby/mezzanine area and was probably precipitated by the needs of the thriving convention market in Dallas. A contemporary description of that space states that it opened up onto a mezzanine with a balustrade. Covered with one fake and two functional skylights which are now gone, the mezzanine was designed "specifically but not exclusively," as the newspaper description reads, for ladies. It featured a ladies parlor with writing and lounge areas and a beauty parlor. Hilton's private offices were also located on the mezzanine level as were seven sample rooms with Murphy wall beds.

Guest rooms of the upper floors opened onto double-loaded corridors. Seventy-five percent of the rooms had south or east exposure for maximum ventilation. No rooms were located on the west. The 325 guest rooms were typically small, most had full baths, the rest had half baths, and they were painted in colors of pearl gray and cream. The rooms and corridors were carpeted.
The 325 rooms were converted to 234, all with private baths, probably in 1938. Except for an occasional wood-paneled door and a few early bath fixtures, there is little significant historic fabric remaining on the guest levels.
8. Significance

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Specific dates 1925  Builder/Architect McKenzie Construction of Dallas and San Antonio/ Lang and Witchell

Statement of Significance (in one paragraph)

The Plaza Hotel was built in 1925 according to the design of the prominent and prolific firm of Lang and Witchell, arguably the most prestigious architectural firm in Dallas during the first third of the 20th century. The building demonstrates noteworthy, intact, and unusual detailing influenced by the Beaux Arts style.

The hotel was constructed for Conrad N. Hilton, who operated one of the two earliest hotel chains in the state, and who went on to be become the world's foremost hotel man. Opening as the Hilton Hotel, the building was his first highrise in Texas and the first structure to bear his name. Construction of the hotel marked a turning point in Hilton's long and illustrious career, as indicated in his autobiography.

The Plaza has operated continuously as a hotel since its opening. Conrad Nicholson Hilton's biographers do not mince words about his impact on the world's hotel industry. Writing in 1950 in The Man Who Bought the Waldorf, Thomas E. Dabney says, "Hilton ... is the greatest hotel operator the world has even known." Four years later, Whitney Bolton, in The Silver Spade, calls Hilton "the world's most successful hotelier." Their assessments are based in part on the following facts. Among Hilton's holdings in the early 1950s were legendary and world-class hotels: the Waldorf-Astoria and the Plaza in New York, as well as the Palmer House and Stevens Hotel in Chicago. A few years later, he purchased the Statler chain and the Houston Shamrock for a total sum of about 87 million dollars. Their acquisition in 1954, together with his own chain, placed Hilton 50 percent ahead of the nearest competitor in the number of hotel rooms under the control of one corporation. Thus Bolton's and Dabney's 1950s assessments of Hilton's significance are not exaggerated.

Hilton's hotel career can be divided roughly into four phases. Although several patterns recur throughout his long career--from his purchase of Cisco's Mobley in 1919 until his death in 1977--each also has its own definition. The first and second phases of his hotel career involved Texas chains and span the years 1919 to 1925, then 1925 to 1937, respectively. Located in the central business district of Dallas and now known as the Plaza Hotel, the Dallas Hilton marks the commencement of the second phase of Hilton's career. In many ways it represents a major shift in direction that continued during the rest of his life.

In 1923, when Hilton began thinking about building a new hotel, he was well known in hotel circles. He had already bought and profitably sold the Mobley in Cisco (NR 1981). He had earned recognition in a publication devoted to prominent Texans as owner of one of the two earliest hotel chains in the state. Hilton's chain was composed of a handful of hotels located largely in the Dallas/Fort Worth area. All had been purchased as pre-existing hotels, at moderate prices well under $100,000. All were somewhat shabby "dowagers", as he affectionately called them, and they were at most medium-rise in scale. Each also had required considerable rehabilitation.
9. Major Bibliographical References

Beasley, Ellen. Cultural Resource Inventory of the Central Business District of Dallas, Texas, Historic Preservation League, Dallas, 1980. (see continuation sheet)

10. Geographical Data

Acreage of nominated property: less than one acre
Quadrangle name: Dallas, Texas

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Verbal boundary description and justification
Entire block 107, lot 19, Dallas, Dallas County, Texas

List all states and counties for properties overlapping state or county boundaries

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11. Form Prepared By

name/title: Julie Wendler Strong (with Peter Flagg Maxson, THC)
organization:
date: March 18, 1985
street & number: 4105 Duval
telephone: (512) 454-0145
city or town: Austin
state: Texas 78712

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

- national 
- state 
- local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature: [Signature]
date: 9 Aug. 1985

For NPS use only: Determined Eligible
I hereby certify that this property is included in the National Register

Keeper of the National Register: [Signature]
date: 9/6/85

Chief of Registration: [Signature]

Entered in NPS National Register: date: 3-5-85

(Owner objection withdrawn)
Hilton's concept for a new hotel in Dallas, in contrast, marked a sharp departure from the "dowager" circuit. It was to be a new, highrise hotel whose profile would stand conspicuously on the Dallas skyline, whose cost of over $1,000,000 was substantially greater than anything he had yet undertaken, and whose architectural design would contribute to a city already renowned in the South for its architectural distinction. In addition, it was to be a hotel that would offer an alternative in Dallas to the luxurious Adolphus (National Register, 1981). This formula would generally define his Texas highrises; however, his preference for large, architecturally pretentious, hotels would transcend his Texas chain and last a lifetime.

For the building site, Hilton chose a prime location near the theater district and major financial and business houses in downtown Dallas, on the northwest corner of Main and Harwood streets. The site was then occupied by a two-story masonry building owned by George W. Loudermilk, former undertaker and wealthy real estate investor and capitalist. Hilton broke ground for what would become the first hotel in his Texas highrise chain on July 25, 1924.

Hilton retained the prominent architectural firm of Lang and Witchell of Dallas as designers for the new hotel. That firm is said to have dominated construction in Dallas between the years 1910 and 1942, making a "profound and indelible impact" on the city that is still visible today. Their Dallas designs include American Exchange National Bank Building, Southwestern Life Building, Southland Life Building, the Masonic Temple, and many others. Lang and Witchell estimated that Hilton's concept for the highrise would cost $1,000,000.

General contractor for the building was the well-known McKenzie Construction Company of Dallas and San Antonio. The list of subcontractors is unusually well documented, is lengthy, and is appended to the end of this section.

Completed in just over a year for a total cost of 1,360,000, the Dallas Hilton was Hilton's second most costly Texas highrise. The hotel officially opened on Thursday August 6, 1925, with fanfare and publicity later compared to that generated only by Hollywood premieres. The Dallas Hilton, more than any other single Texas hotel, provided Hilton a multifaceted and rigorous apprenticeship in hotel management, marketing, advertising, finance, and publicity. It allowed him to refine old ideas significantly and graft them onto new practices which together would grow to characterize his Texas highrise chain. As that chain grew, the hotel in many ways served as flagship for the newcomers.

Hilton's first highrise taught him lasting lessons such as the necessity of private baths and air conditioning throughout, as well as full-support facilities. It demonstrated the importance of food quality and its effect as a passive advertising mechanism. Hilton targeted a new, heretofore ineffectively serviced market, "The Average Man", and especially the salesman, as the newspapers loudly proclaimed, to whom a moderately priced, modern hotel of handsome design would appeal in a city where the alternatives were luxury or "dowagers."
The impact of the Great Depression on Hilton was debilitating. He lost four hotels and saved five, one of which was the Dallas Hilton. That loss compares favorably with an 81% national average of hotels lost during the Depression years. Hilton's ability to salvage one half his hotels attests to his entrepreneurial skills, business acumen, and tenacity.

By 1937, the impact of the Depression was just beginning to lessen and Hilton began looking toward new vistas. His move to California and purchase of a hotel there launched the beginning of a new phase of his career. In 1938, he relinquished the operating lease for the Dallas Hilton. George Loudermilk, the owner, contracted with another well-known hotel operator in Texas, A. C. "Jack" White, in July of 1938 to run the hotel. White was then operating two other Texas highrises, the Plazas in San Antonio and Corpus Christi. He had worked with Hilton as the original manager for the Dallas Hilton when it opened, but had left within a couple of years to manage another hotel. White changed the name of the hotel to the White-Plaza, a name it would bear for the next 35 years. He also undertook improvements totaling $150,000, including the installation of air conditioning and fixed glass windows. It was probably during this cycle of improvements that the mezzanine was enclosed as meeting space and its skylights removed to accommodate an increasing demand from the convention trade. These changes did not seriously affect the integrity of the building. The White-Plaza Hotel Company operated the hotel for 23 years, until 1961. Loudermilk resided there from the time the hotel opened until his death in 1953. A second Hilton Hotel was constructed nearby in 1956.

Loudermilk's estate sold the hotel in 1961 to Earlee Hotels, a Texas chain, but the hotel continued to bear the name of the White-Plaza until 1974. During these years, observers say, the hotel began to deteriorate physically and decline in popularity. In November of 1977, Opal Sebastian, real estate investor, purchased the building. She changed the name to the Plaza. All floors above the fourth level had been closed for an unknown period of time, and all rooms were in poor condition. Sebastian reopened the floors, one at a time, as they were rehabilitated. Much of the existing modern paneling and other wall veneers were installed at this time over plaster/lathe walls to conceal damage. In 1980, it was designated a downtown city landmark and was cited in a report on preservation planning by Ellen Beasley as having potential as a historical landmark. Opal Sebastian sold the hotel on February 15, 1985, to the Dallas Plaza Partners of California, the current owner. The hotel closed on February 13 for a projected nine-month period while Corgan Architects Associates, Inc., of Dallas restores its exterior and renovates its interior.
Sub-Contractors for the Hilton Hotel, Dallas:

The Hamilton Company, Dallas, plumbing and steamfitting
William K. Grace Engineering Company, electrical installations
Otis Elevator Company, elevators
Huey & Philip, Dallas, finished hardware
San Antonio Sash and Door Company, San Antonio, millwork
Monarch Roofing Company, Dallas, roofing
Cannon & Kofahl, Dallas, sheet-metal work
Southern Ornamental Iron Company, Dallas, structural and ornamental iron
Magnolia Floor Company, cement finishing
Acme Brick Company, Dallas, face brick
Pittsburg Plate-Glass Company, Dallas, glass
W. L. McAfee Company, Dallas, plaster, coping and fire brick
R. J. DeWees, Dallas, mail chutes
A. Salisbury, San Antonio, metal lath
Harston Sand and Gravel Company, Dallas, sand and gravel
Jeffries-Harry Brick Company, Dallas, common brick
Reliance Brick Company, Dallas, building tile
Higginbotham-Bartlett Company, Dallas, concrete forms and framing
Herget Cut Stone Company, Dallas, stone
Golvert Manufacturing Company, Dallas, metal windows, fire and elevator doors
W. A. Jacobie Company, Dallas, marble, tile and terrazzo
John P. Healy, San Antonio plastering
T. A. Griffin, Dallas, excavations
S. W. Nichols, Dallas, waterproofing and rubber tile
Concrete Engineering Company, Dallas, reinforcing concrete
J. Steinberg, Dallas, painting and decorating
Wyatt Metal and Boiler Company, Dallas, fuel tanks and caisson footings
Atlanta Terra Cotta Company, Atlanta, terracotta
Stic, Baer & Fuller, St. Louis, furnishings and equipment
MAJOR BIBLIOGRAPHICAL REFERENCES:


Dallas Morning News, August 2, 1925, Section 9, Dallas Public Library, Dallas.

Dallas Texas Centennial Exposition Center, 1936, Turner Company, Dallas, Dallas Public Library, Dallas.

Davis, E. A. and E. H. Grobe, The Encyclopedia of Texas, Texas Development Bureau, Dallas, (N.D.), Barker Texas History Center, University of Texas at Austin.

Deed Records, Dallas County Courthouse, Dallas.


"T. B. Baker" vertical file, Barker Texas History Center, Austin.
Hilton Hotel  
Dallas County  
TEXAS

Working No.  
Fed. Reg. Date:  
Date Due:  
Action:  
Federal Agency:  

Substantive Review:  
Fed. Reg. Date
Date Due:

Reviewer's comments:

Nomination returned for:  
technical corrections/ dated below

1. Name

2. Location

3. Classification

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4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  

Condition  

Check one  

Check one

- excellent  
- good  
- fair  
- deteriorated  
- ruins  
- unexposed  
- altered  
- unaltered  
- original site  
- moved  

Describe the present and original (if known) physical appearance

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Chains original and hotel concept.  
In the 1920s,  
and the early career of Conrad Hilton worldwide in reputation as hotel financier and developer,  
Associated with commerce

Bauer Act (1925) Hotel

see continuation sheet

Chains original and hotel concept.  
In the 1920s,  
and the early career of Conrad Hilton worldwide in reputation as hotel financier and developer,  
Associated with commerce

Bauer Act (1925) Hotel

see continuation sheet
8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance (*in one paragraph*)

☐ summary paragraph
☐ completeness
☐ clarity
☐ applicable criteria
☐ justification of areas checked
☐ relating significance to the resource
☐ context
☐ relationship of integrity to significance
☐ justification of exception
☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property

Quadrangle name

UTM References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national  ☐ state  ☐ local

State Historic Preservation Officer signature

title

date

13. Other

☐ Maps
☐ Photographs
☐ Other

Questions concerning this nomination may be directed to

Signed

Date

Phone:

Comments for any item may be continued on an attached sheet
Hilton Hotel  
Dallas County  
TEXAS

Resubmission  
Nomination by person or local government  
Owner objection  
Appeal

Substantive Review:  
Sample  
Request  
Appeal  
NR decision

Reviewer’s comments:

Recom./Criteria  
Reviewer  
Discipline  
Date  
see continuation sheet

Nomination returned for:  
technical corrections cited below  
substantive reasons discussed below

1. Name

2. Location

3. Classification

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4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  
Yes  
No

7. Description

Condition

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Check one

Check one

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection
8. Significance

Period Areas of Significance—Check and justify below

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Statement of Significance (in one paragraph)

☐ summary paragraph
☐ completeness
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☐ justification of areas checked
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The evaluated significance of this property within the state is:

☐ national   ☐ state   ☐ local

State Historic Preservation Officer signature

title        date

13. Other

☐ Maps
☐ Photographs
☐ Other

Questions concerning this nomination may be directed to ____________________________

Signed ____________________________ Date ____________________________ Phone: ____________________________

Comments for any item may be continued on an attached sheet
Hilton Hotel
1933 Main Street, Dallas, Dallas County, Texas

Historic photo, ca. 1930, print in possession of Dallas Plaza Partners.

Main and secondary facades (southeast) camera facing northwest

Photo 1 of 12
Hilton Hotel
1933 Main Street, Dallas, Dallas County, Texas

Photo Julie Strong, February 1985; neg. on file with photographer.

Main facade (east)
camera facing west

Photo 2 of 12
Hilton Hotel
1933 Main Street, Dallas, Dallas County, Texas

Photo Julie Strong, February 1985; neg. on file with photographer.

Upper portion of south and east facades (oblique) camera facing northwest

Photo 3 of 12
Hilton Hotel
1933 Main Street, Dallas, Dallas County, Texas
Photo Julie Strong, February 1985; neg. on file with photographer.
Detail of bridge on east facade
camera facing west
Photo 4 of 12
Hilton Hotel
1933 Main Street, Dallas, Dallas County, Texas

Photo Julie Strong, February 1985; neg. on file with photographer.

Main entrance, east facade
camera facing west

Photo 5 of 12
Hilton Hotel
1933 Main Street, Dallas, Dallas County, Texas

Photo Julie Strong, February 1985; neg. on file with photographer.
Secondary facade (south)
camera facing northwest
Photo 6 of 12
Hilton Hotel  
1933 Main Street, Dallas, Dallas County, Texas  
Photo Julie Strong, February 1985; neg. on file with photographer.  
Secondary facade (oblique)  
camera facing northeast  
Photo 7 of 12
Hilton Hotel
1933 Main Street, Dallas, Dallas County, Texas

Photo Julie Strong, February 1985; neg. on file with photographer.

Detail of entrance, secondary facade (south) camera facing northeast

Photo 8 of 12
Hilton Hotel
1933 Main Street, Dallas, Dallas County, Texas

Photo Julie Strong, February 1985; neg. on file with photographer.

North elevation (oblique)
camera facing southwest

Photo 9 of 12
Hilton Hotel
1933 Main Street, Dallas, Dallas County, Texas

Photo Julie Strong, February 1985; neg. on file with photographer.

Interior lobby

Photo 10 of 12
Hilton Hotel
1933 Main Street, Dallas, Dallas County, Texas

Photo Julie Strong, February 1985; neg. on file with photographer.

Interior lobby from Main entrance

Photo 11 of 12
Hilton Hotel
1933 Main Street, Dallas, Dallas County, Texas

Photo Julie Strong, February 1985; neg. on file
with photographer.

Auditorium meeting room, second level
camera facing southwest

Photo 12 of 12
May 15, 1985

Mr. Joe Oppermann, Director
National Register Programs
Texas Historical Commission
1511 Colorado St.
Austin, TX 78701

Re: Plaza Hotel
Dallas, TX
Project No. TX-85-00345

Dear Mr. Oppermann:

The owner of the Plaza Hotel, Dallas Plaza Partners, objects to the nomination of the Plaza Hotel to the National Register of Historic Places in accord with the National Historic Preservation Act and 36 CFR 60.

Please note that it is the Owner who has initiated the nomination. Our objection is being raised because the renovation now in progress has not been certified by the Department of Interior to permit certain Federal tax provisions allowed under the Economic Recovery Tax Reform Act of 1981 which revised the Tax Reform Act of 1976, the Revenue Act of 1978, and the Tax Extension Act of 1980.

It is our understanding that with our objection and upon the positive recommendation of the State Board of Review, the State Historic Preservation Officer shall submit the nominations to the Keeper of the National Register for a determination of the eligibility of the Plaza Hotel for listing in the National Register.

We, therefore, respectfully request that the Texas State Board of Review for Nomination to the National Register of Historic Places please consider and recommend the Plaza Hotel as a historic property to be listed in the National Register.

It is the Owner's intent to withdraw its objection to the nomination once the Plaza Hotel is determined eligible by the Keeper of the National Register and the renovation is certified by the Department of Interior.
I will personally be in attendance at your meeting on Saturday, May 18, 1985 to be available for any questions related to our objections and also our desire to list the Plaza Hotel on the National Register of Historic Places.

Sincerely,

Dallas Plaza Partners
A California limited partnership

By: Plaza Equity Partners
A California general partnership,
its general partner

By: Hotel Equity Management, Inc.
A California corporation, its
general partner

By: [Signature]
Its Vice President

In connection herewith, the undersigned being duly sworn, deposes and says that he is the Vice President of Hotel Equity Management, Inc., and as such is duly authorized to sign on behalf of Dallas Plaza Partners.

Signed this 15th day of May, 1985

Subscribed and sworn to before me this 15th day of May, 1985

Seal

My commission expires 9-10-88.
cc: Peter Flagg Maxson
    Chief Architectural Historian/Nominations

    Gerron Hite
    Historical Architect

    James T. Bratton, Exec. Dir.
    Historic Preservation League, Inc. - Dallas

    Tom Niederauer
    Development Planning Manager - City of Dallas

    Pat Bateman, Chair
    Landmark Designation Task Force - City of Dallas

    Julie Strong
    Preservation Consultant

    Brent Byers, Principal
    Corgan Architects

    Bob Brer, V. P.
    Blackman Garlock Flynn & Co.
The Department of the Interior is pleased to inform you that the historic property listed on the enclosed sheet has been determined eligible for inclusion in the National Register of Historic Places in accordance with the National Historic Preservation Act of 1966, as amended. The property was nominated for listing in the National Register by the State Historic Preservation Officer but cannot be listed at this time. The National Historic Preservation Act and Federal regulations 36 CFR 60 provide that owners of private properties nominated to the National Register must be given an opportunity to concur in or object to listing. If the owner of an individually nominated property, or the majority of owners in the case of a nomination which includes multiple ownership, object to the listing, the nomination cannot be entered in the National Register. Such objection has occurred in this case. Federal agencies are required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect properties determined eligible for the National Register.
DETERMINED ELIGIBLE FOR THE NATIONAL REGISTER

STATE  TEXAS

DATE DETERMINED  SEP 16 1985

Name
Hilton Hotel

Location
Dallas County

Also Notified

REGIONAL OFFICE: Rocky Mountain
Advisory Council on Historic Preservation
Colorado Office
730 Simms Street, Room 450
Golden, CO 80401

State Historic Preservation Officer
Mr. Curtis Tunnell, Executive Director
Texas Historical Commission
PO Box 12276, Capitol Station
Austin, TX 78711

For further information, please call the National Register at (202)343-9536.
October 21, 1985

Ms. Carol Shull  
Chief of Registration  
National Register of Historic Places  
National Park Service  
P. O. Box 37121  
Washington, D. C. 20013  

Re: Hilton Hotel, 1933 Main St., Dallas, TX

Dear Ms. Shull:

Peter Maxson, Chief Architectural Historian/Nominations, of the Texas Historical Commission has informed us that you are the proper person to notify of our desire to remove our objection of the nomination of the Hilton Hotel to the National Register of Historic Places.

The objection was filed on May 15, 1985 prior to consideration of the State Board of Review (copy enclosed) at its May 18, 1985 meeting. At that meeting, the building was approved. The reasons for our objection at that time have been eliminated, and, as agreed with the Texas Historic Commission, we are withdrawing our objection.

Please inform the writer if this notification is sufficient. We would also appreciate being informed of the date of placement in the National Register of Historic Places in order that we may schedule our three plaque ceremony to coincide with our anticipated reopening in December of this year.

Sincerely,

Dallas Plaza Partners  
A California Limited Partnership

By: Plaza Equity Partners  
A California general partnership,  
its general partner

By: Hotel Equity Investments 85, Inc.  
A California corporation,  
its general partner

Secretary
In connection herewith, the undersigned being duly sworn, deposes and says that he is the Secretary of Hotel Equity Investments 85, Inc., and as such is duly authorized to sign on behalf of Dallas Plaza Partners.

Signed this 21st day of October, 1985

Subscribed and sworn to before me the 21st day of October, 1985

Seal

My commission expires 9-10-88

cc: Mr. Joe Oppermann
Texas Historic Commission

Mr. Peter Flagg Maxson
Texas Historic Commission

Mr. Robert Baer
Blackman Garlock Flynn & Co.
6 November 1985

Ms. Carol Shull
Chief of Registration
National Register of Historic Places
P.O. Box 37121
Washington, D.C. 20013

Dear Carol:

We understand that the owners of the Hilton (Plaza) Hotel in Dallas, Dallas County, Texas have petitioned to have the status of that nomination changed from Eligible to listed. We believe that it is an appropriate candidate for listing on the National Register of Historic Places.

Thank you for your consideration.

Yours truly,

Joseph K. Oppermann
Deputy State Historic Preservation Officer

cc: Peter Greene